138.0	0004	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	881,100 /	881,100
USE VALUE:	881,100 /	881,100
ASSESSED:	881,100 /	881,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARCHER MARK E
Owner 2:	ARCHER-LOVETT ANNMARIE
Owner 3:	
Street 1:	38 VENNER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOVETT M -
Owner 2:	-
Street 1:	38 VENNER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Wood Shingle Exterior and 1719 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5722.000	348,600		532,500	881,100
Total Card	0.131	348,600		532,500	881,100
Total Parcel	0.131	348,600		532,500	881,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.57 | /Parcel: 512.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	88737
GIS Ref	
GIS Ref	
Insp Date	08/31/17

!10695!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	348,600	0	5,722.	532,500	881,100		Year end	12/23/2021
2021	101	FV	337,900	0	5,722.	532,500	870,400		Year End Roll	12/10/2020
2020	101	FV	337,700	0	5,722.	532,500	870,200	870,200	Year End Roll	12/18/2019
2019	101	FV	258,900	0	5,722.	562,100	821,000	821,000	Year End Roll	1/3/2019
2018	101	FV	258,900	0	5,722.	414,200	673,100	673,100	Year End Roll	12/20/2017
2017	101	FV	243,300	0	5,722.	396,400	639,700	639,700	Year End Roll	1/3/2017
2016	101	FV	243,300	0	5,722.	366,800	610,100	610,100	Year End	1/4/2016
2015	101	FV	235,300	0	5,722.	307,700	543,000	543,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:12:19

LAST REV

Date	Time
09/13/17	09:39:46
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10695

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVETT M	41837-74		1/23/2004	Family	425,000	No	No		
	14227-479		3/1/1981		80,500	No	No		Y

USER DEFINED

Prior Id # 1:	88737
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2015	421	Manual	19,000		4/30/2015			Construct deck and
12/8/2006	1065	New Wind	3,500					

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
11/7/2000	Hearing Chag	264	PATRIOT
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5722		Sq. Ft.	Site		0	90.	1.03	10									532,494						532,500	

Total AC/HA:	0.13136	Total SF/SM:	5722	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	532,494	Spl Credit		Total:	532,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:	B - Bsmt Proble	5.0	%
Economic:			%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26082015
Const Adj.:	1.02010000
Adj $ / SQ:	167.201
Other Features:	72104
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	450743
Depreciation:	102183
Depreciated Total:	348559

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

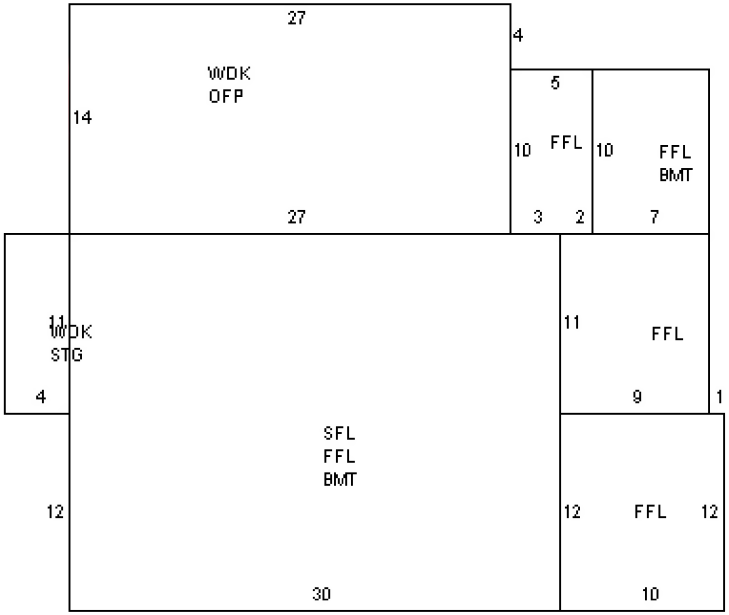
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.92
Special Features:	0	Val/Su Net:	104.91
Final Total:	348600	Val/Su SzAd	202.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,029	167.200	172,050
BMT	Basement	760	50.160	38,122
SFL	Second Floor	690	167.200	115,369
WDK	Deck	422	8.540	3,603
OFP	Open Porch	378	21.280	8,046
STG	Storage	44	10.760	473

Net Sketched Area:	3,323			Total:	337,663
Size Ad	1719	Gross Area	3323	FinArea	1719

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

138.0-0004-0003.0